LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33769MIL79 Price: 189 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (175 000 EUR without fees)

**Maison de Maître - 4 spacious bedrooms including a master suite - town centre - close to shops and schools**







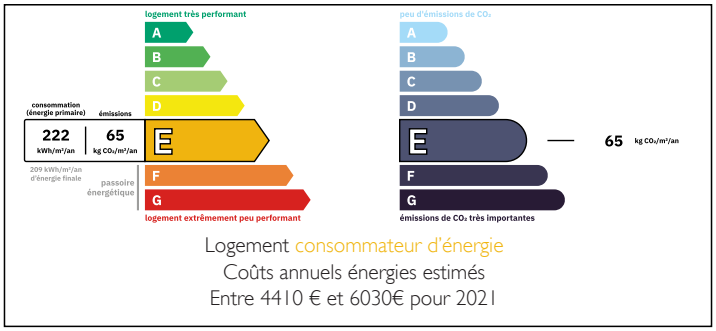








## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4410 € et 6030€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Secondigny |
| Department: | Deux-Sèvres |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 252 m2 |
| Plot Size: | 200 m2 |

## IN BRIEF

Discover this magnificent master house of 250 m², ideally located in the heart of the village of Secondigny. Close to all shops, primary schools, and the college, this property is perfect for a family seeking space and comfort. Just 35 minutes from Niort and 20 minutes from the Mazières en Gâtine golf course, it enjoys a privileged location.

**Features of the house:**
- Area: 250 m²
- Natural waxed parquet flooring in all rooms
- Ground floor includes:
- Spacious entrance
- Dining room
- Bright living room with a functional fireplace
- Office/bedroom with access to the garden
- Equipped kitchen
- Utility room and workshop
- The first floor, accessible via a period staircase, features 4 large bedrooms, including a master

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **1800 EUR** |

## NOTES

## DESCRIPTION

Property Features:

- Size: 250 m²
- Natural polished parquet in all rooms
- Ground Floor:
- Spacious entrance of 13.60 m²
- Dining room of 25 m²
- Bright living room of 27 m² with a functional fireplace
- Office/bedroom of 15 m² with access to the garden
- Hall leading to the garden of 11.70 m² and WC
- Equipped kitchen of 17.60 m²
- Back kitchen of 10.3 m²
- Workshop of 15.60 m²

A grand wooden staircase from the period leads to the first floor, which includes a landing of 12.20 m² with a (dry) WC and serves 4 bedrooms:
- Master bedroom of 21.5 m² with a functional marble fireplace, vestibule, dressing room of 9.50 m², and a shower room of 15 m² with shower and sink
- Bedroom of 27.8 m²
- Bedroom of 27.9 m²
- Bedroom of 15.6 m² with closet

Second Floor: Spacious attic of 132 m²

Additional Features:
- Cellar of 70.2 m²
- Wolf brand oil boiler
- Landscaped garden/courtyard of 200 m² with a dependency of 18.90 m²
- PVC double glazing
- Energy Performance Certificate (DPE): E

This master house, with its large volumes and period charm, is a rare opportunity on the market. Don't miss the chance to visit this exceptional property!

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr